

Authority: Scarborough Community Council Item SC12.20, as adopted by City of Toronto Council on March 10, 2016

CITY OF TORONTO

BY-LAW No. 287-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 35 and 45 Danforth Road (also known as 45A Danforth Road).

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RA (u116) (x57), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 57 so that it reads:

Exception RA 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) None of the regulations of 5.10.1.30(3), 5.10.40.70(2), 15.5.50.10(2), 15.5.60.40, 15.5.80.10(2), 15.10.40.10, 15.10.40.50(1), 15.10.40.70, 15.10.40.80, Table 200.5.10.1 and 230.5.10.1 prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) to (G) below;
- (B) The maximum **gross floor area** of all **buildings** is 9,755 square metres;
- (C) The height of any **building** or **structure** shown on Diagram 3 of By-law 287-2016, as measured from an established grade of 133.25 metres, must not exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law 287-2016;

- (D) The minimum **building setbacks** from **lot lines** and separation between the **main walls** of any **buildings** must comply with the distance in metres specified by the numbers on Diagram 3 of By-law 287-2016;
- (E) The minimum **building setbacks** from **lot lines** as cited in (D) above apply only to above-ground parts of a **building** or **structure**;
- (F) A minimum of 140 **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 116 **parking spaces** for occupants or tenants, all located in an underground **structure**; and
 - (ii) a minimum of 24 **parking spaces** for visitors, of which a minimum of 22 **parking spaces** must be located in an underground **structure** and a maximum of 2 **parking spaces** may be located at grade; and
- (G) A minimum of 87 **bicycle parking spaces** must be provided in accordance with the following:
- (i) a minimum of 78 "long-term" **bicycle parking spaces**, all located in an underground **structure**; and
 - (ii) a minimum of 9 "short-term" **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply).

Enacted and passed on April 1, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)





